

Regulatory Site Plans

Issued for Preliminary Site Development and Use Plan
Date Issued December 22, 2021
Latest Issue December 22, 2021

Bedford Street Planned Development District

475 Bedford Street
Lexington, Massachusetts

Owner

Cresset Lexington LLC
120 Water Street;
Suite 500
Boston, MA 02109

Applicant

Cresset Lexington LLC
120 Water Street;
Suite 500
Boston, MA 02109

Assessor's Map: 84
Lot: 85A



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C1.00	Property Rights and Dimensional Standards Plan	December 22, 2021
C2.00	Site Construction Plan	December 22, 2021
L1.00	Planting Plan	December 22, 2021
A2.01	Building Elevations	December 17, 2021
A2.02	Garage Elevations	December 17, 2021



101 Walnut Street
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Architect

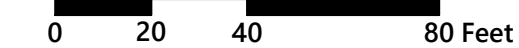
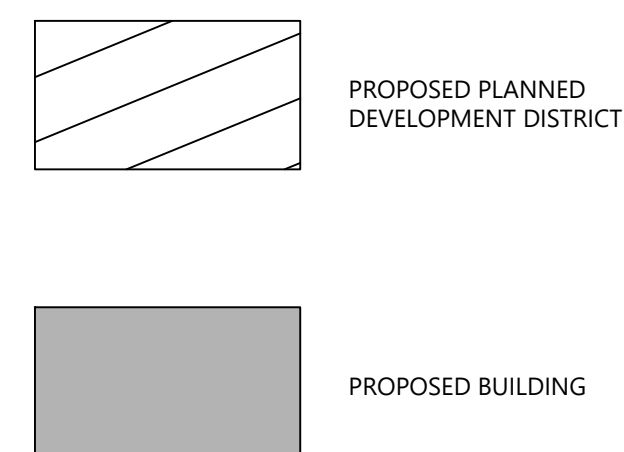
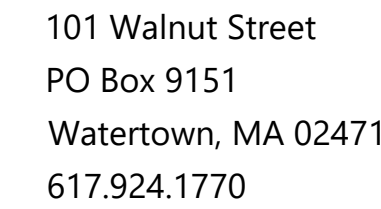
SGA
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Engineer/Survey

VHB
101 Walnut Street
PO Box 9151
Watertown, MA 02471

Transportation

MDM Transportation
Consultants, Inc.
28 Lord Road, Suite 280
Marlborough. MA 01752



475 Bedford Street
Lexington, Massachusetts

[illegible]

Designed by	Checked by
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Regulatory Plans; PSDUP Dec. 22, 2021

Not Approved for Construction

Property Rights and Dimensional Standards Plan

Drawing Number

C1.00

Sheet 1 of 3

Project Number
15233.00

Table Of Development Data

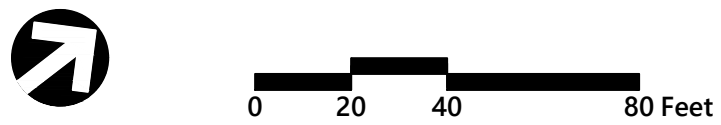
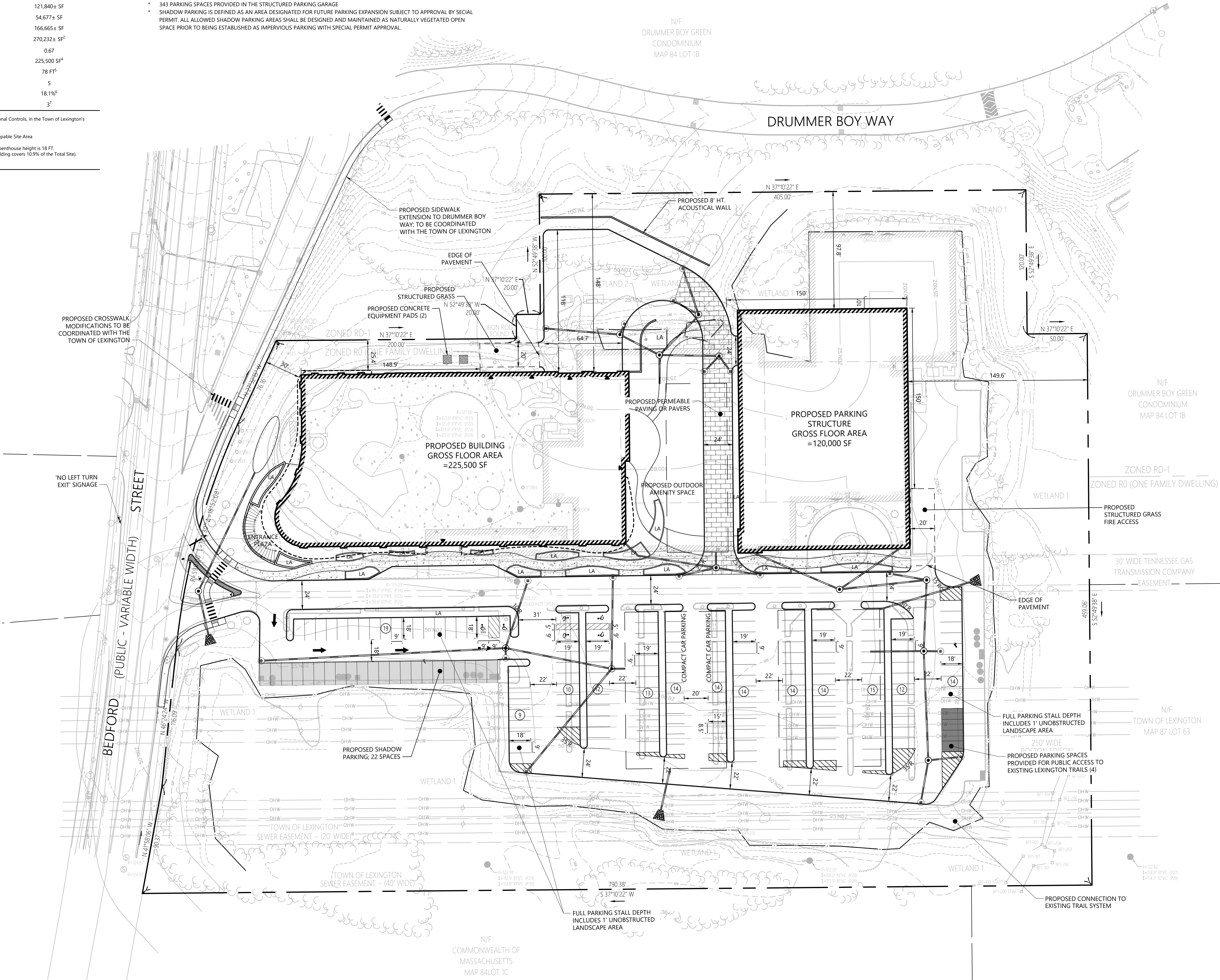
Zoning District (s):	Proposed Development District - PDD (No Predetermined Standards)	
Overlay District (s):	None	
Zoning Regulation	Existing	Provided
MINIMUM LOT AREA	392,072 SF	392,072 SF
MINIMUM FRONTAGE	476.9± FT	476.9± FT
FRONT YARD SETBACK	178.4± FT	30.0± FT
SIDE YARD SETBACK	33.8± FT	25.4 FT
REAR YARD SETBACK	108.9± FT	149.6± FT
TOTAL WETLAND AREA	116,150± SF	121,840± SF
TOTAL 25' WETLAND BUFFER	54,677± SF	54,677± SF
TOTAL IMPERVIOUS AREA	182,500± SF	166,665± SF
DEVELOPABLE SITE AREA	275,922± SF ²	270,232± SF ²
MAXIMUM FLOOR TO AREA RATIO (FAR) ¹	0.21	0.67
GROSS FLOOR AREA	71,040 SF	225,500 SF ⁴
MAXIMUM BUILDING HEIGHT (FEET)	33 FT	78 FT ⁵
MAXIMUM BUILDING STORIES	2	5
MAXIMUM BUILDING COVERAGE	15.1%	18.1% ⁶
OFF-STREET LOADING SPACES	—	3 ⁷

1) Zoning regulation requirements as specified in Chapter 135, Zoning, Section 4.0, Dimensional Controls, in the Town of Lexington's Zoning Bylaws.
2) Developable Site Area is equal to the Total Site Area minus the Total Wetland Area.
3) Existing Net Floor Area = 0.8 * 71,040 SF = 56,832 SF; FAR = Net Floor Area / Total Developable Site Area
4) Total proposed site GFA is 345,500 SF. Structured garage GFA is 120,000 SF.
5) Building height does not include proposed mechanical penthouse. Proposed mechanical penthouse height is 18 FT.
6) Maximum Building Coverage includes Lab Building and Parking Garage coverage (Lab Building covers 10.9% of the Total Site).
7) Loading bays to be a minimum of 30 FT long, 12 FT wide and 14 FT high.

Parking Summary Chart

Description	Size		Spaces	
	Typical	Provided	Existing	Provided
STANDARD SPACES	9 x 19	9 x 19	228	505
COMPACT SPACES (33% ALLOWED)	8.5 x 15	8.5 x 15	0	0
STANDARD ACCESSIBLE SPACES *	9 x 18	9 x 19	11	10
VAN ACCESSIBLE SPACES	9 x 18	9 x 19	1	2
TOTAL SPACES			240	517
SHADOW PARKING SPACES	9 x 19	9 x 19		22

- ADA/STATE/LOCAL REQUIREMENTS
- 343 PARKING SPACES PROVIDED IN THE STRUCTURED PARKING GARAGE
- SHADOW PARKING IS DEFINED AS AN AREA DESIGNATED FOR FUTURE PARKING EXPANSION SUBJECT TO APPROVAL BY SECIAL PERMIT. ALL ALLOWED SHADOW PARKING AREAS SHALL BE DESIGNED AND MAINTAINED AS NATURALLY VEGETATED OPEN SPACE PRIOR TO BEING ESTABLISHED AS IMPERVIOUS PARKING WITH SPECIAL PERMIT APPROVAL



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Designed by: SMC / JB
Checked by:

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Site Construction Plan

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C2.00

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	9	Acer campestre	Hedge Maple	2 - 2 1/2" CAL.
AR	3	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3" CAL.
BN	6	Betula nigra 'Heritage'	Heritage River Birch	10 - 12' HT./Multi-Stem
CCH	10	Crataegus crus-galli	Cockspur Hawthorn	2 - 2 1/2" CAL.
NS	5	Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
QR	1	Quercus rubra	Red Oak	2 1/2 - 3" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JV	5	Juniperus virginiana	Eastern Redcedar	6 - 7' HT.
PG	18	Picea glauca	White Spruce	8 - 9' HT.
TO	32	Thuja occidentalis 'Nigra'	Dark American Arborvitae	8 - 9' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ACS	4	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
CF	6	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	10 - 12' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IGS	57	Ilex glabra 'Shamrock'	Shamrock Inkberry	2 - 3' HT.

IN ADDITION TO THE PLANT SCHEDULE
THE FOLLOWING TREES AND PLANTS
MAY POTENTIALLY BE PLANTED:

FLOWERING TREES Magnolia virginia Ostrya virginiana	Sweetbay Magnolia Ironwood, Hophornbeam
DECIDUOUS SHRUBS Clethra alnifolia Cornus racemosa Cornus sericea Ilex verticillata Rhus typhina Vaccinium angustifolium Viburnum opulus var. americanum	Summer Sweet Gray Dogwood Red-Osier Dogwood Common Winterberry Staghorn Sumac Lowbush Blueberry American Cranberrybush Viburnum
EVERGREEN SHRUBS Ilex Galbra Kalmia latifolia Myrica pennsylvanica Rhododendron maximum	Inkberry Mountain Laurel Bayberry, Wax Myrtle Rosebay Rhododendron
GRASSES Schizachyrium scoparium	Little Bluestem
GROUNDCOVERS Adiantum pedatum Arctostaphylos uva-ursi Dennstaedtia punctilobula	Maidenhair Fern Bearberry, Kinnikinnik Hayscented Fern
PERRENIALS Athrrium filix-femina Matteuccia struthiopteris Onoclea sensibilis Symphyotrichum laeve Symphyotrichum novae-angliae Isis versicolor Osmunda cinnamomea Symphyotrichum ericoides	Northern Lady Fern Ostrich Fern Sensitive Fern Smooth Blue Aster New England Aster Northern Blue Flag Iris Cinamon Fern White Heath Aster
VINES Parthenocissus quinquefolia	Virginia Creeper

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.



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EJB	
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Drawing Number

L100

Sheet 3 of 3

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vhb.com

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